



Thursday, February 15, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 49

Subject: C14-06-0146 – Rancho Alto 3 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1900-1920 Ralph Cox Road, 11800-11916 Dave Silk Drive (Bear Creek Watershed) from interim-single-family residence-standard lot (I-SF-2) district zoning to single-family residence-standard lot (SF-2) district zoning. Staff Recommendation: To grant single-family residence-standard lot (SF-2) district zoning with conditions. Zoning and Platting Commission Recommendation: To grant single-family residence-standard lot (SF-2) district zoning with conditions. Applicant: Rancho Alto Ventures, Ltd. (Doyle Wilson). Agent: Carlson, Brigrance & Doering, Inc. (Steven P. Cates). City Staff: Wendy Walsh, 974-7719.

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0146

Z.A.P. DATE: January 23, 2007
February 6, 2007

ADDRESS: 1900 – 1920 Ralph Cox Road; 11800 – 11916 Dave Silk Drive

OWNER: Rancho Alto Ventures, Ltd.
(Doyle Wilson)

AGENT: Carlson, Brigrance & Doering, Inc.
(Steven P. Cates)

ZONING FROM: I-SF-2

TO: SF-2

AREA: 2.390 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 6, 2007; BY CONSENT.*

[J. MARTINEZ; S. HALE – 2ND] (8-0) J. PINNELLI – ILL

February 6, 2007: *APPROVED SF-2 DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS, BY CONSENT.*

[J. MARTINEZ; T. RABAGO – 2ND] (9-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of 16 platted lots within Phase I of the Rancho Alto subdivision under construction situated on the west side of Frate Barker Road. The property was annexed into the City limits on December 31, 2005 and zoned interim – single family residence (I-SF-2) district. Rancho Alto is surrounded by land in the County, including single family residences on large lots to the west and south, and commercial uses and a manufactured home park along Manchaca Road to the east. Olympic Heights subdivision is located across Frate Barker Road to the north (I-SF-4A). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

Consistent with the approved preliminary plan that was submitted prior to annexation and the recorded plat, the Applicant requests single family residence (SF-2) zoning. Please refer to Exhibits B and C (Preliminary Plan and Recorded Plat). SF-2 zoning is appropriate given the

size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Single family residences under construction
<i>North</i>	I-SF-4A	Park, Detention pond and Single family residences within the Olympic Heights subdivision
<i>South</i>	I-SF-2	Single family residences under construction in the Rancho Alto subdivision
<i>East</i>	County	Manufacturing; Automotive repair; Manufactured home park; Service station; Shopping center; Cocktail lounge
<i>West</i>	I-RR; I-SF-2	Undeveloped; Single family residences under construction in the Rancho Alto subdivision

AREA STUDY: N / A

TIA: Is required – Please refer to A Attachment A

WATERSHED: Bear Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 384 – Save Barton Creek Association 385 – Barton Springs Coalition
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 959 – Villages Neighborhood Association

SCHOOLS:

Menchaca Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0104 – Olympic Heights West	I-RR to SF-4A	To Grant SF-2-CO for Tract 1 (12.5 acres) and SF-4A-CO for Tract 2; for Tract 1 the CO is for a 150' building setback along the north property line, a 100'	Approved SF-2-CO for Tract 1 and SF-4A-CO for Tract 2, as ZAP recommended (8-31-06).

		setback along the west property line with a 25' vegetative buffer adjacent to a single family use, a 120' building setback along the southeast property line; 1,500 trips across Tracts 1 & 2.	
C14-00-2073 – Pickard Tract, et al.	Unzoned to SF-2; SF-3; MF-2	Expired	Not Applicable

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2005.

The Preliminary Plan was approved by the Zoning and Platting Commission on May 3, 2005 (C8J-04-0188). Rancho Alto Phase I was recorded on February 10, 2006 (C8-04-0188.1A). The subject case represents one of nine cases that have been filed to provide permanent zoning to the Rancho Alto subdivision that is presently under construction (C14-06-0144 through C14-06-0152).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Frate Barker Road						
Rancho Alto Road						

CITY COUNCIL DATE: February 15, 2007

ACTION:

ORDINANCE READINGS: 1st

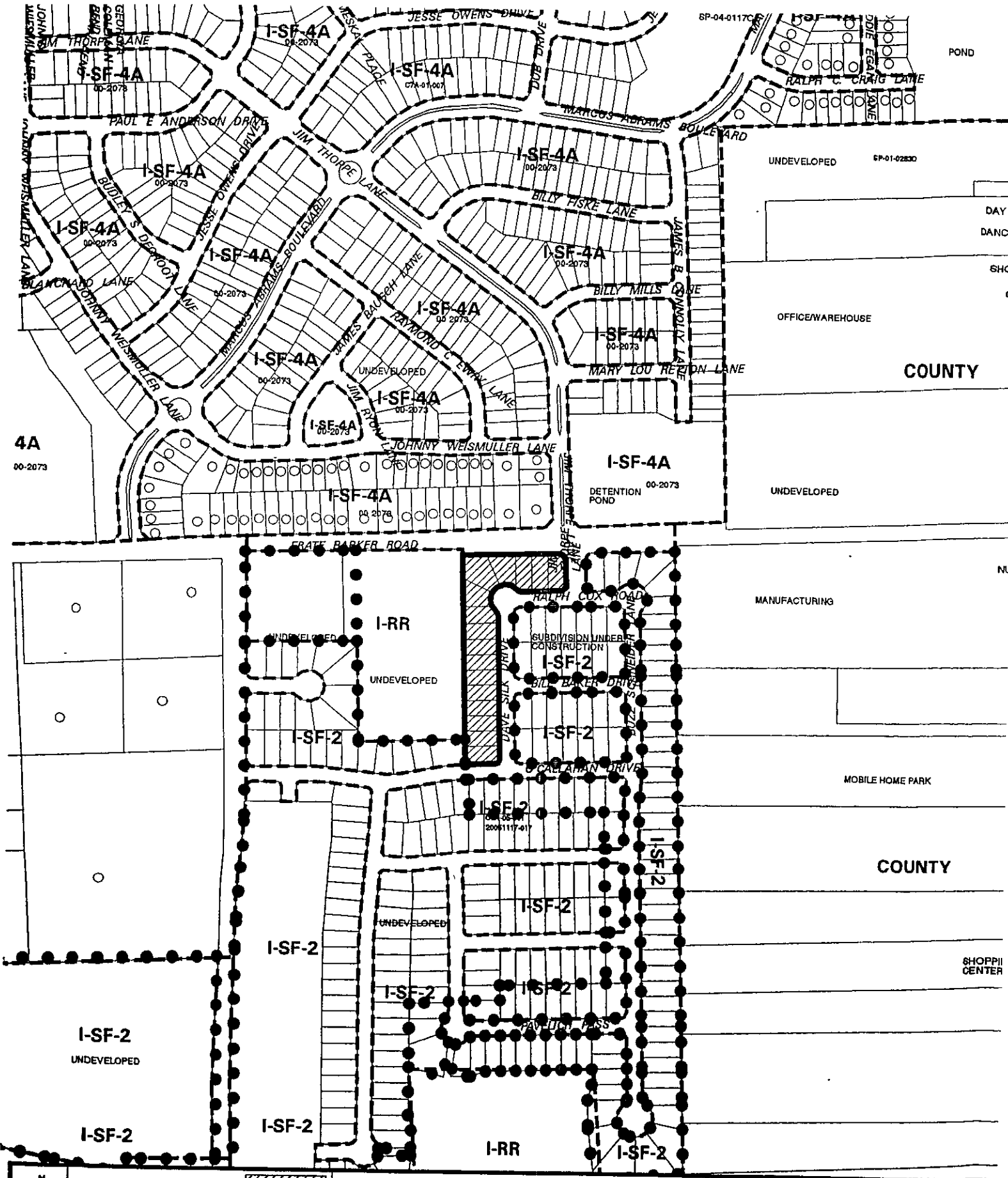
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



4A
00-2073

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH

■
.....

CASE #: C14-06-0146
ADDRESS: 1900-1920 RALPH COX RD;
11800-11916 DAVE SILK DR
SUBJECT AREA (acres): 2.390

ZONING Exhibit A

DATE: 07-01
INTLS: SM

CITY GRID
REFERENCE
NUMBER
D12

MANQUA ROAD

BARRE ROAD

NURSE

MANUFACTURING

CONSTRUCTION

AUTOMOTIVE

WHEEL

COUNTY

WHEEL

WHEEL

BAR

SHOP

RAILROAD

SUBDIVISION

RAILROAD

RAILROAD

UNDEVELOPED

BUZZARD HIDEOUT

PAVERCHES

IRR

UNDEVELOPED

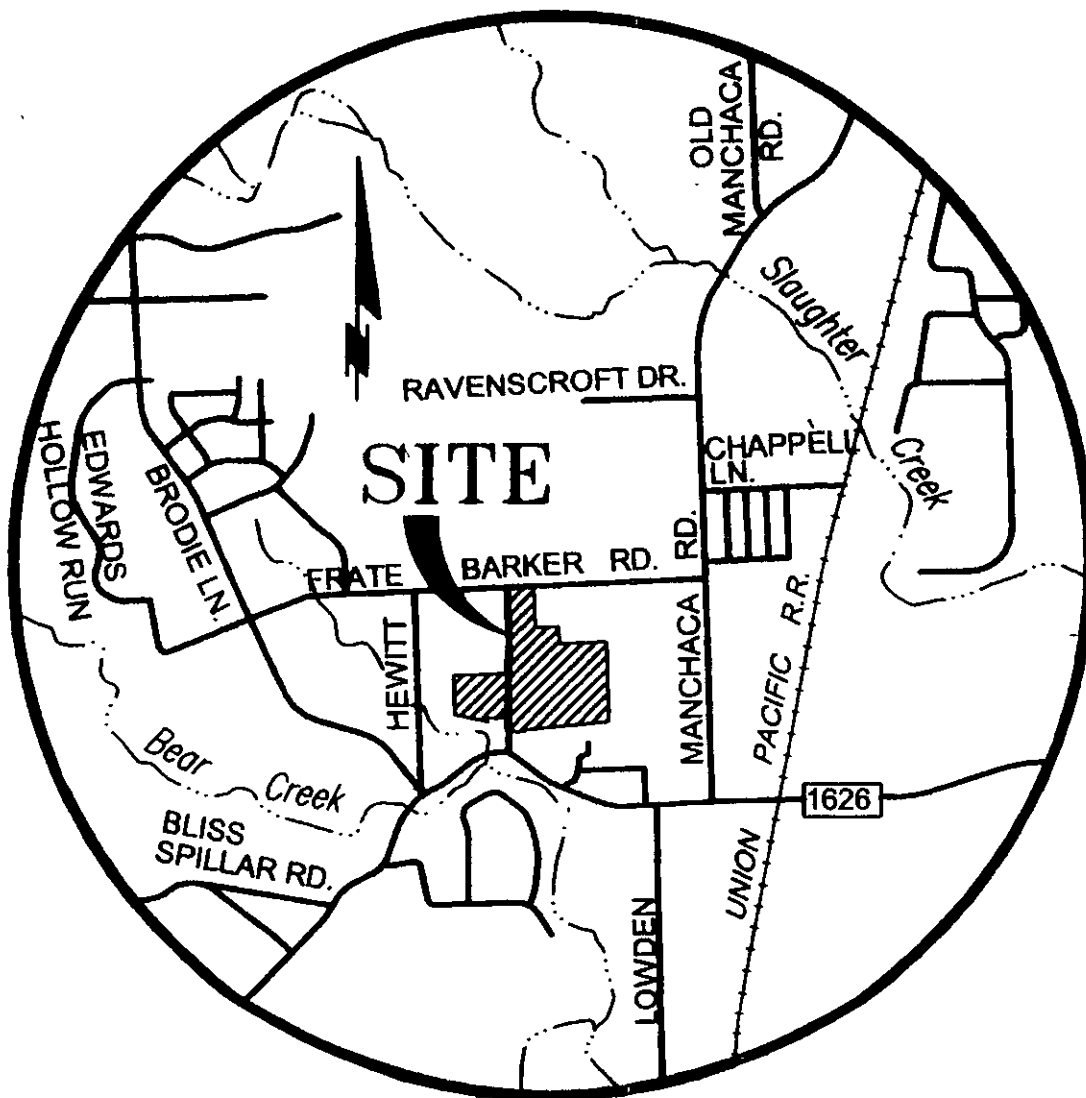
RANGE AUTO ROAD

TELECOMM TOWER

UNDEVELOPED

NORTH

EXHIBIT A

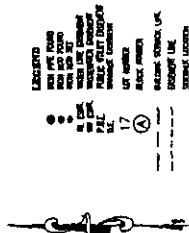


LOCATION MAP

EXHIBIT A-2

RANCHO ALTO

SCALE: 1" = 100'



NOTES: SEE SHEET 3 FOR LOCATION OF ADJACENT PROPERTY LINES AND ALTERNATE LOTS. THIS SHEET IS A PRELIMINARY PLAN OF PROPOSED RANCHO ALTO SUBDIVISION.

DATE: FEBRUARY 17, 2005

DEVELOPER: RANCHO ALTO VENTURES, LTD.

ATTN: DOTTIE WALSON

8849 WINTERBURY VALLEY WALK

PHOENIX, ARIZONA 85028

PHONE: (602) 947-0800

FAX: (602) 947-0800

ENGINEER AND SURVEYOR:

SARAH L. WILSON, INC.

1001 N. CENTRAL AVENUE, SUITE 100

AUSTIN, TEXAS 78748

PHONE: (512) 260-5160

FAX: (512) 260-5165

TOTAL ADJACENT TRACTS ADRES

SURVEY THE TRACTS WILSON SURVEY NO. 2

TOTAL NO. OF LOTS: 360

NO. OF LOTS WITH QUANTITY EASEL & D.E. LOTS: 1

NO. OF SINGLE FAMILY LOTS: 359

NO. OF COMMERCIAL LOTS: 1

TOTAL LARON FOOTAGE OF STREETS: 13,673 LF

NOTES:

1. FRONT YARDING LINE

2. CONCEPT PROPOSED BUILDING LINE

3. PROPERTY LINE

4. LOT CORNER

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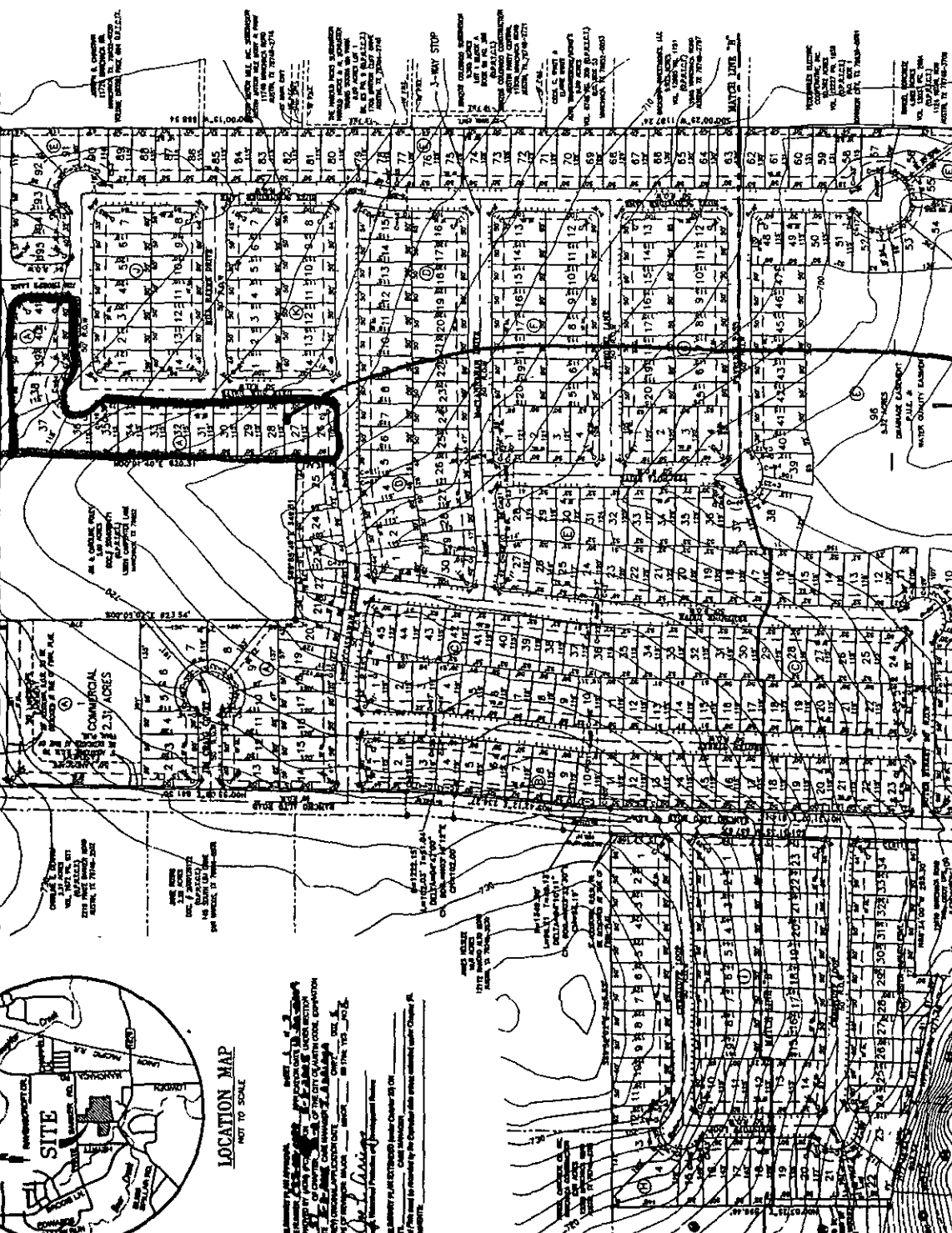
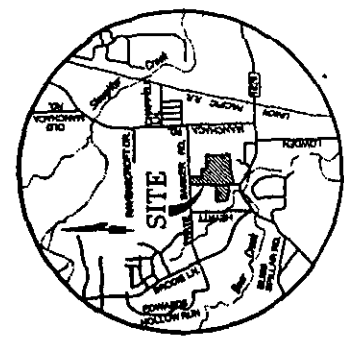


EXHIBIT B
APPROVED
PRELIMINARY
PLAN



LOCATION MAP
NOT TO SCALE

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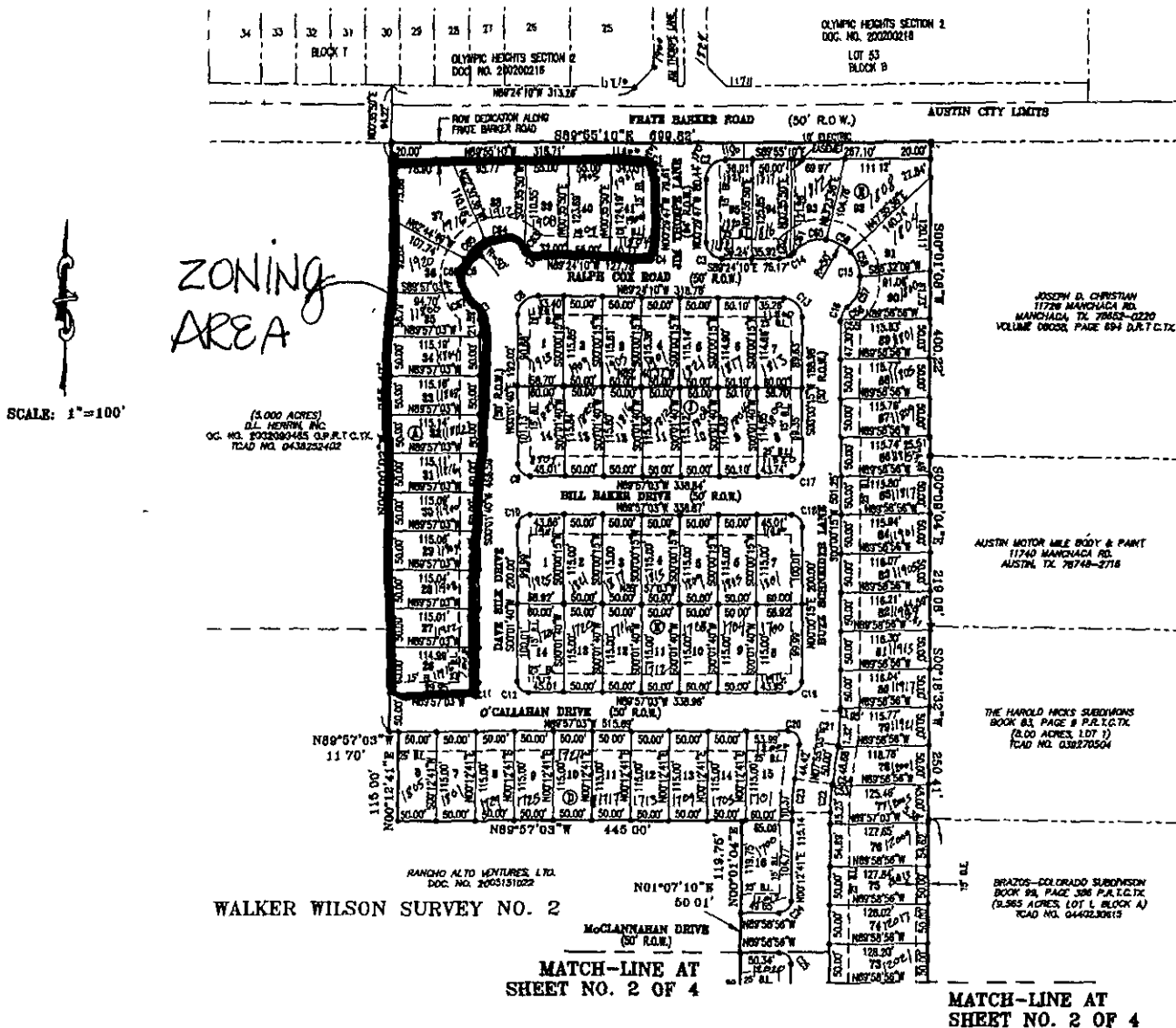
53. LOT CORNER

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55. LOT CORNER

00600039

RANCHO ALTO PHASE I



PLAT DATE: NOVEMBER 1, 2005

OWNERS:

RANCHO ALTO VENTURES, LTD.
BY: INTERMANDEGO, LTD.
ITS: GENERAL PARTNER
BY: INTERMANDEGO GP, LLC
ITS: GENERAL PARTNER
1401 BURHAM DRIVE
PLANO, TEXAS 75083
PH: (972) 964-9050 FAX: (972) 964-0131

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PH: (512) 280-5180 FAX: (512) 280-5185

TOTAL ACREAGE: 30.224 ACRES
SURVEYS

WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27

TOTAL NUMBER OF LOTS: 128
NO. OF SINGLE FAMILY LOTS: 127
NO. OF D.E., P.U.E. AND
WATER QUALITY EASEMENT LOTS: 1
NUMBER OF BLOCKS: 7

F.E.M.A. MAP NO. 48453C 0260 F.
TRAVIS COUNTY, TEXAS DATED: JANUARY 10, 2000

LEGEND

- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▼ 60-D NAIL FOUND
- CONCRETE MONUMENT SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WN ESMT WASTEWATER EASEMENT
- ... APPROXIMATE SIDEWALK LOCATION
- ① LOT NUMBER
- ② BLOCK NUMBER
- R.O.W. RIGHT-OF-WAY
- TCAD TRAVIS COUNTY APPRAISAL DISTRICT NO.
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS CO. TX
- R.P.R.T.C.TX REAL PROPERTY RECORDS OF TRAVIS CO. TX
- D.R.T.C.TX DEED RECORDS OF TRAVIS CO. TX
- () RECORD DEED INFORMATION

RIGHT-OF-WAY LINEAR FOOTAGE

JAY THORPE LANE	84' ROW	165'
RALPH COX ROAD	50' ROW	419'
DAVE SILK DRIVE	50' ROW	563'
BUZZ SCHNEIDER LANE	50' ROW	1,696'
HILL BAKER DRIVE	50' ROW	419'
O'CALLAHAN DRIVE	50' ROW	559'
McCLANAHAN DRIVE	50' ROW	90'
STROBEL LANE	50' ROW	90'
PAVELUCH PASS	50' ROW	585'
VERCHOTA DRIVE	50' ROW	86'

TOTAL

4,572'

FILING DATE: MARCH 22, 2005
CITY FILE # CBJ-04-0188.1A

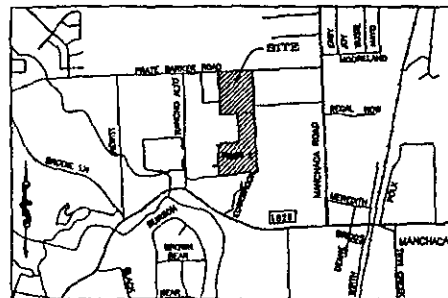
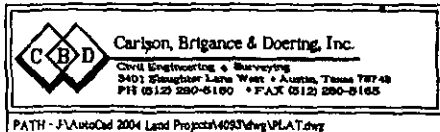


EXHIBIT B-2
RECORDED FINAL PLAT
SHEET 1 OF 4



12702



Date: January 31, 2007
To: Wendy Walsh, Case Manager
CC: Scott Feldman, P.E. Alliance Transportation Group
Reference: Rancho Alto TIA, C14-06-0144-0152

The Transportation Review Section has reviewed the Traffic Impact Analysis for Rancho Alto, dated September 2006, prepared by Scott Feldman, P.E., Alliance Transportation Group, Inc, and offers the following comments:

TRIP GENERATION

Rancho Alto is a 70.249-acre development located in south Austin at the southeast corner of Frate Barker Road and Rancho Alto Road.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Single Family Residence (SF-2) and Community Commercial (GR). The estimated completion of the project is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 6,746 unadjusted average daily trips (ADT)

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Adjusted Trip Generation				
LAND USE	Size	ADT	AM Peak	PM Peak
Single Family	283du	2,708	208	273
Shopping Center	22,156sf	2,394	64	153
Fast Food with Drive Thru	3,000sf	1,228	81	52
Total New Trips		6,330	353	478

ASSUMPTIONS

1. Traffic growth rates provided by TXDOT were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	2.5%

ATTACHMENT A

2. In addition to these growth rates, background traffic volumes for 2006 included estimated traffic volumes for the following projects:
- C8J-04-0168.0A Shady Hollow Gardens
 - C8J-04-0188 Rancho Alto Subdivision
 - C8-05-0141 Dakota Springs
 - SP-05-1241C Primrose School for Shady Hollow
3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By Reductions		
Land Use	AM	PM
Shopping Center	34%	34%

4. No reductions were taken for internal capture or transit.

EXISTING AND PLANNED ROADWAYS

Brodie Lane – This roadway is currently classified as a two lane minor arterial with plans to be upgraded to a divided section by the year 2030.

Frate Barker Road – This roadway is currently classified as a two lane minor arterial. The 2030 Campo plan calls for this road to be upgraded to a four lane undivided minor arterial.

Manchaca Road – Manchaca Road is a two lane undivided major arterial and is planned to be upgraded to a four lane divided major arterial by the year 2030. The 2004 traffic volumes for this facility were 14,000 vehicles per day within the vicinity of the site.

Rancho Alto Road – Rancho Alto Road is classified as a collector and currently exists as a gravel roadway. With the construction of the Rancho Alto Subdivision, associated with this zoning case, the roadway will be upgraded to City of Austin standards.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 4 intersections, 2 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2006 Existing		2010 Site + Forecasted	
	AM	PM	AM	PM
Manchaca Road and Frate Barker Road*	C	F	C	C
Frate Barker Road and Rancho Alto Road	A	A	A	A
Frate Barker Road and Marcus Abrams Boulevard	A	A	A	A
Frate Barker Road and Brodie Lane**	A	A	C	C
Site Driveway and Rancho Alto Road			A	A
Site Driveway and Frate Barker Road			A	A

* = SIGNALIZED ** = SIGNAL FULLY FUNDED BY TRAVIS COUNTY

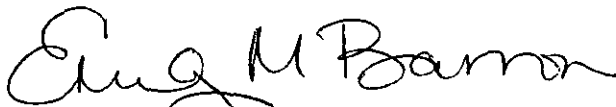
RECOMMENDATIONS

1) Prior 3rd Reading at City Council fiscal is required to be posted for the following improvements

Intersection	Improvement	Total Cost	Pro Rata Share (%)	Pro Rata Share (\$)
Manchaca Road and Frate Barker	Eastbound left turn lane	\$56,177	16.8%	\$9,437.74
	Northbound left turn lane	\$60,337	19.8%	\$11,946.67
	Southbound right turn lane	\$56,177	15.5%	\$8,707.44

- 2) Intersection of site street and Frate Barker Road is required to be submitted prior to 1st Reading at City Council.
- 3) Driveway alignment and minimum widths are recommended as stated in the TIA.
- 4) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council
- 5) Final approval from Travis County is required prior to 1st Reading.
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788



Emily M. Barron
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 31, 2007, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

SF-2 zoning is appropriate given the size and setbacks of the platted lots, and is consistent with other related cases in Rancho Alto which are zoned I-SF-2.

EXISTING CONDITIONS

Site Characteristics

The subject property is under construction, relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Bear Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%

Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve each lot with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Compatibility Standards

The proposed SF-2 zoning does not trigger the application of compatibility standards.